

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

BILL NO. 09-01

Introduced by Council President Boniface at the request of the County Executive

Legislative Day No. 09-01 Date January 6, 2009

AN ACT to repeal and reenact, with amendments, Section 267-112, Historic landmarks, of Article XIII, General Provisions for Historic Landmarks, of Part 2, Miscellaneous, of Chapter 267, Zoning, of the Harford County Code, as amended; to provide for the designation of Ivory Mills as a county landmark; and generally relating to historic landmarks.

By the Council, January 6, 2009

Introduced, read first time, ordered posted and public hearing scheduled

on: February 3, 2009

at: 7:00 p.m.

By Order: Barbara J. O'Connor, Council Administrator

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on February 3, 2009, and concluded on February 3, 2009.

Barbara J. O'Connor, Council Administrator

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

WHEREAS, Ivory Mills is of great historical significance to the citizens of Harford County;

and

WHEREAS, in accordance with Section 267-108 of the Harford County Code, as amended, Ivory Mills meets one or more of the criteria necessary to be listed as a Harford County Landmark; and

WHEREAS, the proposed nominated historic landmark includes a mill, miller's house, corncrib, barn, combination carriage house/granary, two mill race bridges and the ruins of a stone springhouse, all located on approximately 14 acres straddling Harford Creamery Road in northwest Harford County; and

WHEREAS, Ivory Mills has been inventoried and recorded on the Maryland Historic Sites Inventory as historical site HA-448, and, in addition, historic inventory numbers HA-449 through 454 have been assigned to the main house and outbuildings; and

WHEREAS, the Harford County Historic Preservation Commission voted on September 22, 2008 and unanimously recommended that the property known as Ivory Mills, 4916 Harford Creamery Road, be listed as a Harford County Historic Landmark.

Section 1. Be It Enacted By The County Council of Harford County, Maryland that Section 267-112, Historic landmarks, of Article XIII, General Provisions for Historic Landmarks, of Part 2, Miscellaneous, of Chapter 267, Zoning, of the Harford County Code, as amended, be, and it is hereby, repealed and reenacted, with amendments, all to read as follows:

Chapter 267. Zoning

Part 2. Miscellaneous

Article XIII. General Provisions for Historic Landmarks

§ 267-112. Historic landmarks.

The Department of Planning and Zoning shall maintain a list of the County's designated historic landmarks consisting of public and private sites and structures in the County as well as a list of properties/sites that the Commission considers to be of significant historical, architectural,

archeological or cultural value that are eligible for designation.

The following sites are designated as County historic landmarks in accordance with this Part.

The boundaries of the County historic landmarks are shown on the official historic districts and landmarks maps, on file with the Department of Planning and Zoning.

Historic Inventory Number	Property Name	Property Address
937	Christopher's Camp	1219 South Fountain Green Road, Bel Air
441	Churchville Presbyterian Church and Cemetery	2844 Churchville Road, Churchville
225	Hays House	324 South Kenmore Avenue, Bel Air
609	Little Falls Meeting House Burial Ground	719 Old Fallston Road, Fallston
610	Fallston Friends Schoolhouse	719 Old Fallston Road, Fallston
855	Nelson-Reardon-Kennard House	3604 Philadelphia Road, Abingdon
4	Rigbie House	2422 Castleton Road, Darlington
1312	St. Francis de Sales Church	1450 Abingdon Road, Abingdon
5	Sophia's Dairy	4602 Pulaski Highway, Belcamp
168	St. Mary's Church	1 St. Mary's Church Road, Abingdon
561	Stansbury Mansion	1616 Eden Mill Road, Pylesville
49	Thomas Run Church	Thomas Run Road, Bel Air
165	Deer Creek Harmony Presbyterian Church	2202 Shuresville Road, Darlington
12	Deer Creek Friends Meeting House and Cemetery	1212 Main Street, Darlington
6	Bon Air	2501 Laurel Brook Road, Fallston
307	Mccomas Institute	1911 Singer Road, Joppa
249	Spesutia Church Vestry House and Cemetery	1504 Perryman Road, Aberdeen
867	Bush Hotel	4014 Philadelphia Road, Abingdon
1315	Joppa Historic District	Joppa
44	D. H. Springhouse	3000 Sandy Hook Road, Bel Air
469	King and Queen Seats	Rt. 24, Street
1117	Whitaker Mill and Miller's House	1212 Whitaker Mill Road, Joppa
103	Tabernacle Church	Tabernacle Road, Whiteford
66	Old Brick Baptist Church	Baldwin Mill Road, Forest Hill

Historic Inventory Number	Property Name	Property Address
1590	St. James African Methodist Episcopal Church Cemetery	4139 Gravel Hill Road, Havre De Grace
693	Woodside	400 Singer Road, Abingdon
240	Swansbury	111 Beards Hill Ext., Aberdeen
1279	Greenwood	331 Glenville Road, Churchville
1435	Historical Society Headquarters/ Old Bel Air Post Office	143 N. Main Street, Bel Air
356	Joshua's Meadows	300 N. Tollgate Road, Bel Air
1244	Hopkins House	141 N. Main Street, Bel Air
1393	Old Aegis Building	29 West Courtland Street, Bel Air
1394	Mrs. Dunnigan's Building	31 West Courtland Street
1780	Old Aberdeen High School	34 N. Philadelphia Blvd., Aberdeen
1395	Mrs. Dunnigan's Hotel and Restaurant	33 West Courtland Street, Bel Air
1463	Harford Mutual Fire Insurance Company Building	18 Office Street, Bel Air
2181	Darlington Library	1134 Main Street, Darlington
218	Harford County Courthouse	20 West Courtland Street, Bel Air
1456	Survey Stones for Bel Air at 220 South Main St.	220 South Main Street, Bel Air
1396	Survey Stones for Bel Air at 33 West Courtland St.	33 West Courtland Street, Bel Air
1311	Bel Air M.E. Church (Main Street)	20 N. Main Street, Bel Air
1413	Bel Air Black School	205 Hays Street, Bel Air
1267	Asbury M.E. Church	114 Asbury Road, Churchville
448	IVORY MILLS	4916 HARFORD CREAMERY ROAD, NORRISVILLE
Park Property:		
2180	Francis Silver Park (Darlington)	2428 Shuresville Road, Darlington
370	Scott House (Equestrian Center)	608 Tollgate Road, Bel Air
230	Liriodendron	502 W. Gordon Street, Bel Air
562	Eden Mill Park	1617 Eden Mill Road, Pylesville
1081	Stone House and Spring House (Edgeley Grove Farm)	864 Smith Lane, Benson
Bridges:		
439	Franklinville Road	Joppa
1119	Old Carrs Mill Road	Fallston
336	Nobles Mill Road	Darlington
799	Cherry Hill Road	Street
1982	Forge Hill Road	Dublin
1038	Ring Factory Road	Bel Air
1237	Whitaker Mill Road	Joppa

Historic Inventory Number	Property Name	Property Address
Board of Education:		
699	Harford Glen	60 W. Wheel Road, Bel Air
1407	Methodist Episcopal Parsonage (Demolished)	35 East Gordon Street, Bel Air
1410	Kimble-Waters House (Demolished)	50 East Gordon Street, Bel Air
2179	Darlington Elementary School	2119 Shuresville Road, Darlington
258	Proctor House	54 East Gordon Street, Bel Air
1409	Old Bel Air Academy	45 East Gordon Street, Bel Air
Harford Community College:		
152	Hays-Heighe House	401 Thomas Run Road, Bel Air

Section 2. And Be It Further Enacted that this Act shall take effect 60 calendar days from the date it becomes law.

EFFECTIVE: April 6, 2009

The Council Administrator does hereby certify that fifteen (15) copies of this Bill are immediately available for distribution to the public and the press.

Barbara J. Glenner
Council Administrator

HARFORD COUNTY BILL NO. 09-01

Brief Title Historic Landmarks -Ivory Mills

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

Barbara J. O'Connor
Council Administrator

Date February 3, 2009

ENROLLED

Billy Bonfante
Council President

Date February 3, 2009

BY THE COUNCIL

Read the third time.

Passed: LSD 09-4

Failed of Passage: _____

By Order

Barbara J. O'Connor
Council Administrator

Sealed with the County Seal and presented to the County Executive for approval this 4th day of February, 2009 at 3:00 p.m.

Barbara J. O'Connor
Council Administrator



BY THE EXECUTIVE

David L. Gaetz
COUNTY EXECUTIVE

APPROVED: Date February 5, 2009

BY THE COUNCIL

This Bill No. 09-01 having been approved by the Executive and returned to the Council, becomes law on February 5, 2009.

EFFECTIVE DATE: April 6, 2009

Barbara J. O'Connor
Barbara J. O'Connor,
Council Administrator

Ivory Mills:
Harford County Landmark Designation



Report Submitted by the Harford County Historic Preservation Commission
October 2008

INTRODUCTION AND BACKGROUND

The Harford County Historic Preservation Commission has unanimously voted (September 22, 2008) to recommend that the property known as Ivory Mills, 4916 Harford Creamery Road, be listed as a Harford County Historic Landmark, pursuant to Chapter 267 Article XII of the Harford County Code. The Historic Preservation Commission investigated possible listing at the request of the current property owners, Joseph and Karen Barbacane.

The Ivory Mills complex is located on the upper stretches of Deer Creek in the hilly, rural northwest corner of Harford County, approximately 2 miles south of Norrisville. Deer Creek passes through the property. The complex is approximately 14 acres and straddles Harford Creamery Road. Ivory Mills property contains a mill, miller's house, corncrib, barn, combination carriage house/granary, two mill race bridges and the ruins of a stone springhouse. The Ivory Mills property was also the site of a vanished federal-era covered bridge that at one time spanned Deer Creek.

Ivory Mills, also referred to as the R. Nicholas Wiley Mill, is significant for its association with the industrial history of Harford County; its association with significant persons related to local history; and as an exceptionally well preserved example of a mill complex.

This report consists of an analysis of the criteria for Landmark listing (as required by Article XII, Section 267-69 of the Code), an analysis of the impact of listing (as required by Article XII, Section 267-70 of the Code), a set of recent photographs of the property, and a map of the property. Ivory Mills is located on Parcel 0155 of Map 0015 on the Harford County Tax Map. The property's tax identification number is 04003489.

Ivory Mills was inventoried and recorded as historical site HA-448 in the Maryland Inventory of Historic Properties. In addition historic inventory numbers HA-449 through 454 have been assigned to the main house and outbuildings. The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement. Ivory Mills was placed on the National Register of Historic Places in 1997.

ANALYSIS OF CRITERIA FOR LANDMARK LISTING

The Harford County Code requires that "the recommendations and report of the Commission shall be sent to the Director of the Department of Planning and Zoning" and further that the Law Department shall prepare legislation to amend the Code to include the nominated property- Ivory Mills- in the list of Harford County Landmarks. The following information has been provided in order to address these requirements.

Chapter 267, Article XII, Section 267-69 To be listed as a Harford County Landmark, a property must meet one, or more of the criteria enumerated herein. Ivory Mills meets several of the criteria.

Criterion (1) Its character, interest, or value as part of the development, heritage, or cultural characteristics of the community, state, or country.

The Ivory Mills complex is significant for its association with the history of the grist mill industry in Harford County. For approximately a century and a half, from the American Revolution to the early 20th century, milling was the primary industry in Harford County. The industry provided wealth to their owners, and their presence encouraged Harford County's agriculture to shift from tobacco production to wheat, corn and other grains. The Ivory Mills complex is significant as an exceptionally complete and well preserved example of a mill complex typical of the period encompassing the years between 1780 and 1920 in Harford County.

In 1790 County officials used Ivory Mills as a starting point for a new road to be laid out leading from Ivory Mills to Bel Air. The plat for this project shows the new road running between the mill and the miller's house, just as Harford Creamery Road does today.

Criterion (2) Its location as a site of a significant local, county, state, or national event.

Does not apply to this nomination.

Criterion (3) Its identification with a person or persons who significantly contributed to the development of the community, state, or country.

The Ivory Mills complex is significant for its association with the Wiley family. Four generations of Wiley's successively owned and operated mills in Harford County, making them the most distinguished local family in the industry.

Matthew Wiley was the first Wiley to move to Harford County around 1780. Matthew Wiley's father and grandfather had been prominent millers in Chester County, Pennsylvania since the early eighteenth century, making six generations of Wiley millers in all. Matthew purchased 153 acres of land on Deer Creek where Ivory Mills now stands. Not satisfied with one mill, and knowing the power of Deer Creek, Matthew Wiley a few years later built another log mill, known as the 'upper mill' about 1,000

yards upstream from his first mill. Around 1815 he purchased what is known locally as Amos Mill, located approximately 1 ½ miles from Ivory Mills.

In all the Wiley's owned three mills in Harford County, of which Ivory Mills is easily the best preserved. The site retains most of the outbuildings associated with rural industrial mill complexes, and gained its greatest significance between 1780 and 1920, the period coinciding with the Wiley family ownership. Ivory Mills continued in operation until the 1920's when milling ceased to be profitable in the Harford County.

Criterion (4) Its embodiment of distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction or use of indigenous materials.

The miller's residence is simple in design. The I-shaped, frame, clapboard house consists of two distinct units. The larger unit is 5 bays by 2 and faces north. The foundations are rubble stone. Windows in this unit are 6 over 6. The principal entrance, with a 6-light transom, is in the center bay of the north façade. A hipped entrance porch protects this entrance. A corbelled brick chimney is located at each gable end of the slate roof, flush with the wall. The smaller unit is one and one half stories high with two very small windows in the upper story.

The existing mill is a three story stone and frame building constructed around 1818. The wheel was removed and the mill race was filled in sometime after the mill ceased operation in the 1920's. The ground story is constructed of coursed rubble stone and the upper 2 stories are clapboard. The main façade of the mill has a centrally placed door on all 3 exposed stories and five original 6 over 6 windows. The west and north facades are embellished with the words "Ivory Mills" painted between the second and third stories (old photographs show this treatment in place as much as 100 years ago.) The interior retains a large amount of the milling machinery which was in use when the mill ceased functioning in the 1920's. The machinery had been continuously upgraded during the mill's 140 year working history.

In 1814 tax assessors described the original Wiley Mill as "out of repair". Consequently, Wiley demolished it in 1818 and replaced it with a mill built of stone and lumber. When Matthew Wiley died the Ivory Mills property was given to his son John. The mill remained intact but the miller's house received alterations which included the 5 bay frame addition. The old house became the kitchen, a use it still serves.

Criterion (5) Its identification as the work of a master builder, designer, architect, or landscape architect whose individual work has influenced the development of the community, county, state, or country.

Does not apply to this nomination.

Criterion (6) Its embodiment of elements of design, detailing, materials, or craftsmanship that render it architecturally significant.

See Criterion 4. The integrity of the outbuildings considerably adds to the significance of the Ivory Mills complex.

Criterion (7) Its embodiment of design elements that make it structurally or architecturally innovative.

See Criterion 4.

Criterion (8) Its unique location or singular physical characteristics that make it an established or familiar visual feature.

Does not apply to this nomination.

Criterion (9) Its character as a particularly fine or unique example of a utilitarian structure, with a high level of integrity or architectural significance.

See Criterion 4.

Criterion (10) Its suitability for preservation or restoration.

Ivory Mills remains in good structural condition. Landmark status will ensure that future modifications to the Ivory Mills complex and adjacent areas are in keeping with the historic character that has led to its nomination.

Criterion (11) Its significance as an archaeological site.

Does not apply to this nomination.

ANALYSIS OF IMPACT OF LISTING

Chapter 267, Article XII, Section 267-70 Requires that the nomination shall be accompanied by a report to the Director of the Department of Planning and Zoning which addresses the following points:

(1) An explanation of the significance of the nominated landmark or historic district as it relates to the criteria for designation.

This is addressed in the response to Article XII, Section 267-69 (above).

(2) An explanation of the integrity of the nominated landmark or historic district.

Ivory Mills has remained in good structural condition on the original site. Modest alteration of the house and outbuildings has not affected the integrity of their primary character defining elements. Ivory Mills remains a significant historical and cultural resource in Harford County.

(3) *In the case of a nominated landmark found to meet the criteria for designation:*

(a) *The significant exterior architectural features of the nominated landmark that should be protected.*

All significant exterior architectural features of the main house, mill and all outbuildings including the two mill race bridges should be protected.

(b) *The types of construction, alteration, demolition, and removal, other than those requiring a building permit, which should be reviewed for appropriateness.*

All exterior architectural alterations of main house, mill and all outbuildings (other than routine maintenance) are required to be reviewed for the appropriateness by the Harford County Historic Preservation Commission.

(4) *Requirements pertaining to historic districts.*

Does not apply since this is a single property.

(5) *Proposed guidelines for applying the criteria for review of certificates of appropriateness to the nominated landmark.*

All future exterior alterations to the property should be assessed using the "Secretary of the Interior's Standards for Rehabilitation" as a guide for appropriateness, as stated in Article XII, Section 267-71 of the Harford County Code.

(6) *The relationship of the nominated landmark or historic district to the ongoing effort of the Commission to identify and nominate all potential areas and structures that meet the criteria for designation.*

This County Landmark nomination of Ivory Mills clearly demonstrates that effort.

(7) *All landmarks, appurtenances, and environmental settings appropriate to ensure preservation of character and historical integrity.*

Article V, Section 267-28 of the Harford County Code ensures that buffer yards will be established of sufficient width (and, if needed, containing sufficient plant material) to protect the nominated landmark from development on adjacent property.

[Added by Bill No. 94-73] If a proposed use will be on property that is adjacent to a structure designated as a historic landmark by the Historic Preservation Commission, and if the proposed use will be located within 500 feet of the historic landmark, the proposed use shall have a buffer and landscaping in accordance with this subsection. The Department shall determine the required width and landscaping of the buffer. The width shall be at least 10 feet and not more than 75 feet, and the landscaping shall be one of the alternatives established by Subsection D of this section. Before determining the required width and the landscaping alternative to be used, the Department shall obtain a recommendation from the Historic

Preservation Commission. In forming its recommendation, the Commission shall consider the nature and extent of the proposed use, the degree of compatibility of the proposed use and the historic landmark, the extent to which the buffer will help preserve the character of the historic landmark, the size of the property on which the proposed use will be located, the distance of the proposed use from the historic landmark, and the size of the property on which the historic landmark is located. The Department shall require the buffer width and landscaping recommended by the Commission unless the Department finds, based on written reasons that the recommendation of the commission was not supported by competent or material evidence or was arbitrary or capricious.

[Added by Bill No. 94-73] When the Department receives a landscaping plan for a proposed use that will be on property that is adjacent to a structure designated as a historic landmark by the Historic Preservation Commission, it shall provide the Commission with a copy of the plan. Within 30 calendar days after receiving the plan, the Commission shall determine the required width and landscaping of the buffer. Within 7 calendar days after its determination, the Commission shall send written notice of the determination to the Department.

(8) Recommendations as to appropriate permitted uses, special uses, height and area regulations, minimum dwelling sizes, floor area, sign regulations, and parking regulations necessary or appropriate to the preservation of the nominated landmark or historic district.

Once designated a Harford County Historic Landmark, all future uses and construction of Ivory Mills will be appropriate to the historic character of this highly important cultural resource and historic property.

(9) A map showing the location and boundaries of the nominated landmark.

A map showing the location and property boundaries of Ivory Mills is attached to this report.

BIBLIOGRAPHIC REFERENCES

Jennings and Herrick Map, 1858.

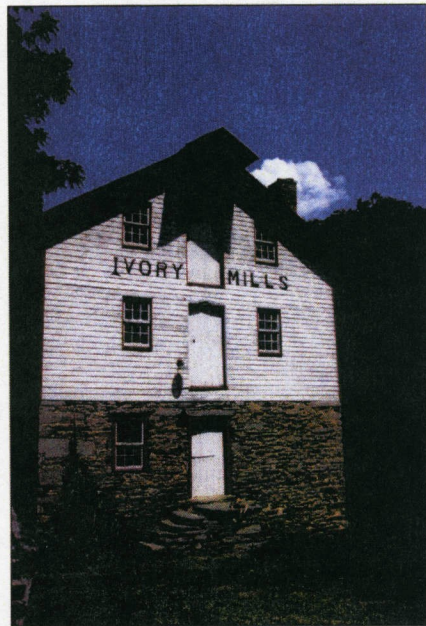
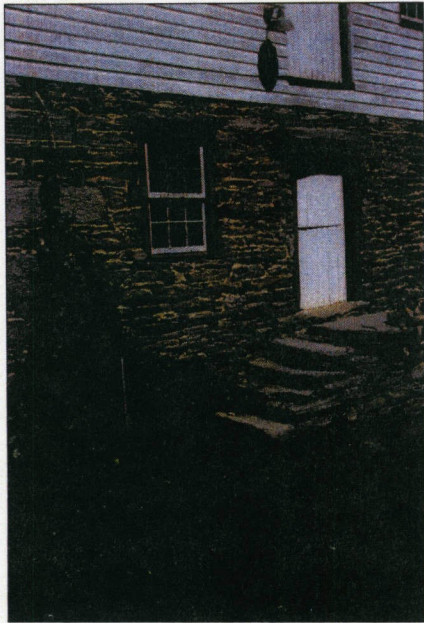
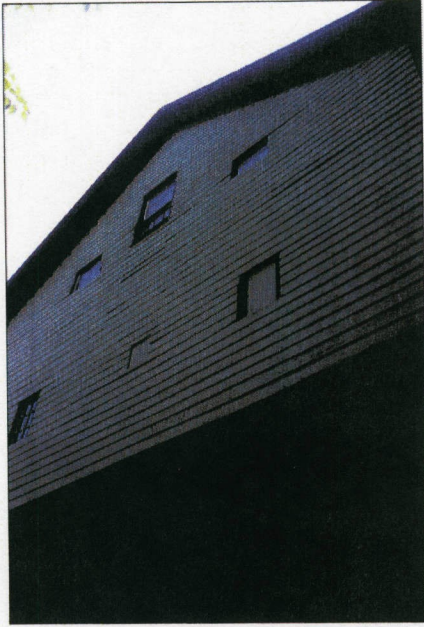
Martenet Map of Harford County, 1878.

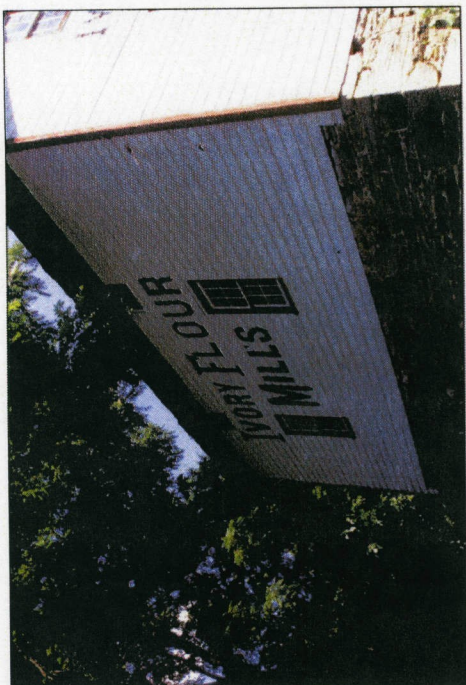
Vertical Files at Harford County Department of Planning and Zoning

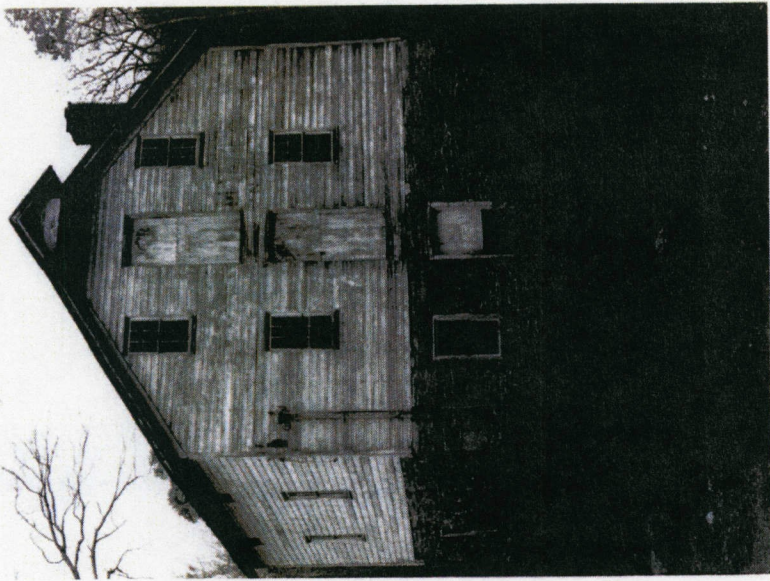
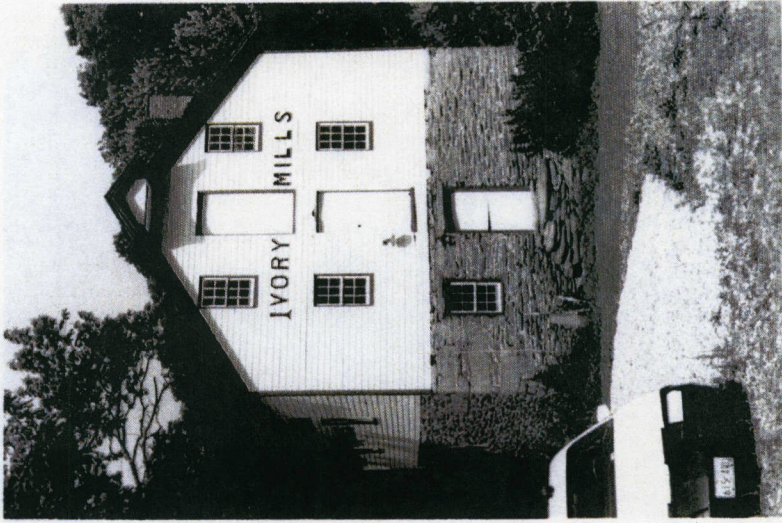
Weeks, Christopher; An Architectural History of Harford County, Maryland. John
Hopkins University Press, Baltimore and London. 1996.

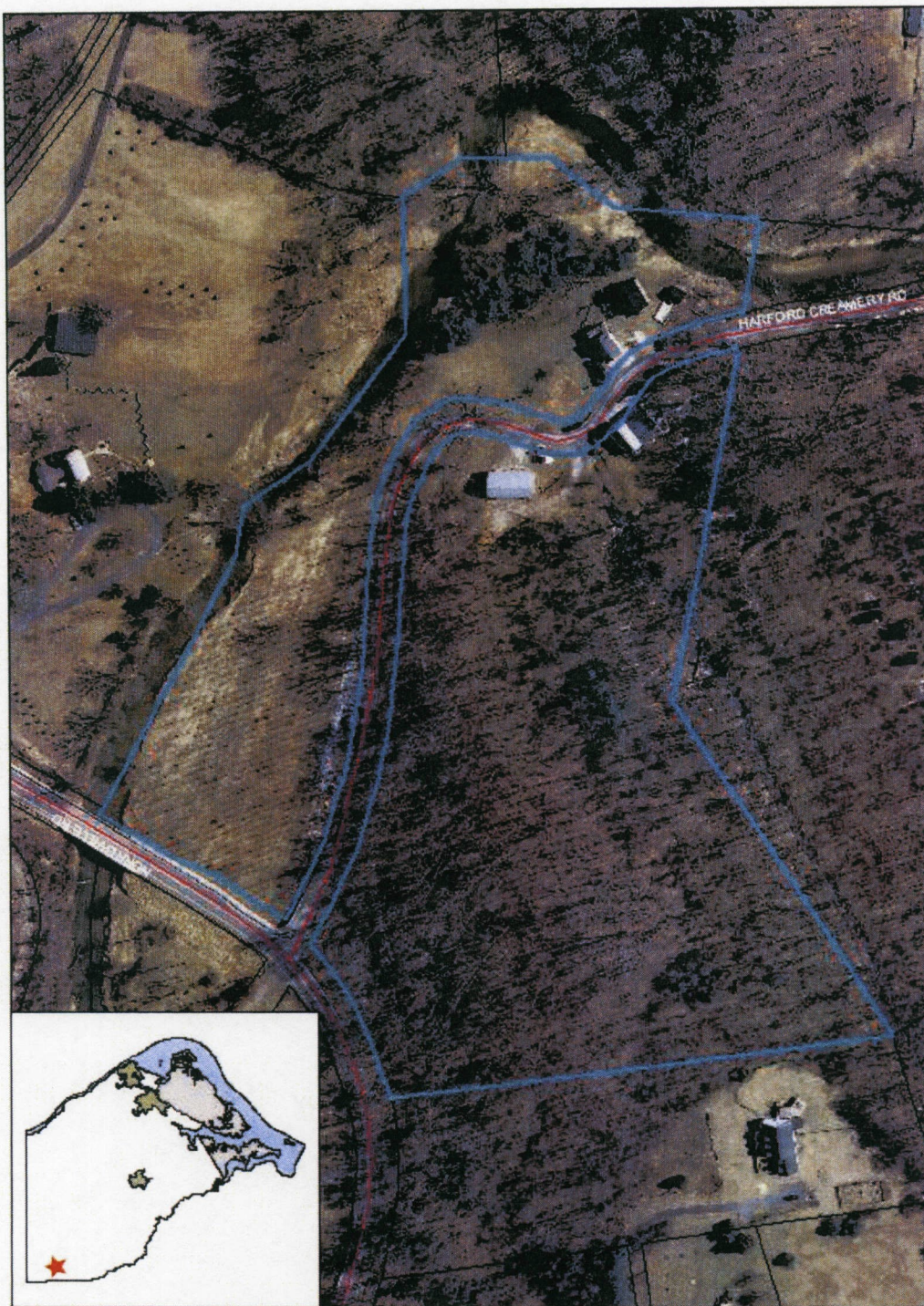
Wright, C. Milton; Our Harford Heritage, French Bray Press, Baltimore, 1967.

CURRENT PHOTOGRAPHIC DOCUMENTATION









Overview of Ivory Mills Property

Owner Statement of Acceptance
Return to Historic Preservation Commission:

RECEIVED
HARFORD COUNTY DEPT.
PLANNING & ZONING

2008 SEP 30 P 1:20

To:
Historic Preservation Commission
Department of Planning and Zoning
220 South Main Street
Bel Air, MD 21014

Subject: Proposed Harford County Landmark: Ivory Mills

I/we are in agreement with the Historic Preservation Commission's proposed nomination of the above mentioned property to the Harford County Landmark List and the County Council designating it as a Landmark.

I/we understand that designation as a Harford County Historic Landmark involves review of any future exterior modifications to this landmark and/or site designation by the Harford County Historic Preservation Commission.

Karen Barbarene
Signature of Owner or Authorized Representative

9/27/08
Date

Robert D. Paul
Signature of Owner or Authorized Representative

9/27/08
Date

Ivory Mills
Name of Nominated Landmark